


MARY LOUISE NICHOLSON
COUNTY CLERK

PROPERTY OWNERS' ASSOCIATION 8TH AMENDED MANAGEMENT CERTIFICATE FOR
ARCADIA PARK, PHASE 1, HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Tarrant §

1. Name of Subdivision: Arcadia Park
2. Subdivision Location: Tarrant County
3. Name of Homeowners Association: Arcadia Park, Phase 1, Homeowners Association, Inc.
4. Recording Data for Association: Recorded in the Cabinet A, Slide 3728 of the Plat Records of Tarrant County, TX.
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions, Phase I filed at Tarrant County, Instrument D198005888 On 1/9/1998.
6. Other Documents: Bylaws, Articles of Incorporation and First Amendment to Notice of Filing Dedicatory Instruments filed at Tarrant County under D209338492 on 12/31/2009

First Supplement to Notice of Filing of Dedicatory Instruments executed 2/17/2002, filed under document D202096583 at Tarrant County.

Articles of Incorporation for Arcadia Park, Phase I 5/5/2008

Certificate of Formation Arcadia Park, Phase I, Homeowners Association, Inc. 5/5/2008

Certificate of Filing Arcadia park, Phase I, Homeowners Association, Inc. Assumed Name: Arcadia Park Estates Homeowners Association 6/23/2008

Assumed Name Certificate: Arcadia Park Estates Homeowners Association, Inc. 6/23/2008

Certificate of Filing of Arcadia Park, Phase I, Homeowners Association, Inc. on 7/11/2008

Certificate of Dissolution of Arcadia Park Estates Homeowners Association, Inc 7/14/2008.

Certificate of Renewal of Reservation of Entity Arcadia Park Estates Homeowners Association
11/5/2008

Resolutions/Policies: All policies are filed under Doc# D211276598

Administrative Resolution No. 2006001

Collection Policy signed 6/14/2006

Resolution Adopted by Unanimous Consent of Directors in Lieu of Meeting-Assessment

Collection Policy executed 11/1998.

Resolution Adopted by Unanimous Consent of Directors in Lieu of Meeting-
1999 Annual Budget

Resolution Adopted by Unanimous Consent of Directors in Lieu of Meeting-
2000 Annual Budget

Arcadia Park Homeowners Association, Fining Policy-adopted 12/21/1998

Fine Policy for Arcadia Park Estates Homeowner's Association is attached.

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Collection Policy

Design Guidelines for Arcadia Park V Section 2, effective 2/20/2007

Architectural Guidelines for:

Solar Panels, Flag Poles, Rain Barrels and Religious Symbol displays

Resolutions/Policies/Guidelines filed under Document No. D214193429:

Collection Policy

Violation Policy

Email Registration Policy

Membership Voting Policy

Guidelines for Drought Resistant Landscaping and Natural Turf

Conflict of Interest Policy

Guidelines for Flag Display

Religious Items Display Guidelines

Solar Energy Device Guidelines

Roofing Material Guidelines

Rainwater Collection Guidelines

Application of Payments Policy

Billing Policy and Payment Plan Guidelines are filed under Document No. D218252068.

Violation Enforcement Resolution are filed under Document No. D219122052

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:


- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 27 day of October, 2021.

Arcadia Park, Phase 1, Homeowners Association, Inc.

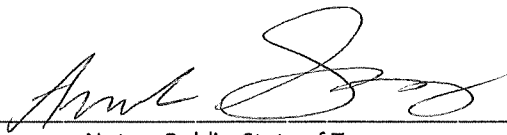
By: 
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 27th
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Arcadia Park, Phase 1, Homeowners Association, Inc., on behalf of
said association.


Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

